

Valley Center Town Center

Key Issues

- Significant traffic congestion already exists in Valley Center, especially along Valley Center Road where a road-widening project is underway. The increased residential densities typical in village areas will most likely exacerbate traffic problems. An expanded road network needs to be an integral part of any plans to increase densities in the villages.
- The northern village and most of the southern village are not currently served by sewer, but sewer is required to achieve village densities. A comprehensive plan to provide sewer needs to be included in further planning efforts.

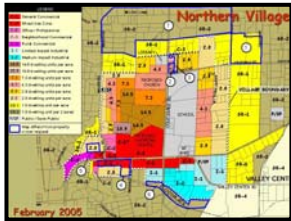
Planning Process



Workshop participants provided input on three different concepts for each village

The planning process that refined the special study areas followed four workshops conducted in 2003 to assist the community identify the desired character for the villages. The process included:

- *Kick-Off Meeting* — A kick-off meeting conducted last August to begin the planning process to develop a general plan level concept for each village.
- *Workshops* — Two workshops were conducted where staff presented opportunity and constraints and land use analysis, planning concepts, several concepts plans for each village. Community members provided input, enabling staff to select then refine a preferred concept.
- *Planning Group* — The Planning Group remained highly involved during the entire process. Town center planning issues were addressed during several planning group and subcommittee meetings. In addition, many planning group members attended the two workshops.
- *Other Outreach* — To inform affected property owners, village concept plans were published in the Valley Roadrunner newspaper. Separate meetings were held with interested property owners to solicit their input and develop further consensus.

Recommended Plan Maps

Over the five-month planning process staff consistently prepared map concepts reflecting community input. Staff recommended concepts for the northern and southern villages areas are shown as Figures VC-1 and VC-2. The projected buildout population figures for each village, along with the remainder of the Valley Center community are shown in Table 1 below.

Table 1: Village Population Projections

Area	Dwelling Units		Projected Population
	Existing	Future	
North Village	396	1,382	5,119
South Village	237	1,172	4,056
Remaining Community	4,081	5,231	28,887
Total Community	4,714	7,785	38,061

Planning Criteria

- Each village footprint should be compact and clearly defined, surrounded by patterns of semi-rural and rural development
- Moving away from the village center, densities should taper from high to low and the difference in densities between adjacent parcels should not be higher than 400 percent
- Avoid strip commercial development patterns while retaining values for existing commercial property owners
- Establish a road network that accommodates increased densities in the village by dispersing traffic patterns
- Provide a district to accommodate industrial land uses

Additional Information

The town center planning accomplished for Valley Center thus far is still at the general plan level. Further planning is necessary that would identify a comprehensive circulation network, required infrastructure, design guidelines, and implementation tools.

The following matrices identify property owners that made specific requests during the planning process. A rationale is provided when the staff recommendation is inconsistent with property owner requests.

Valley Center – Town Center (Northern Village)

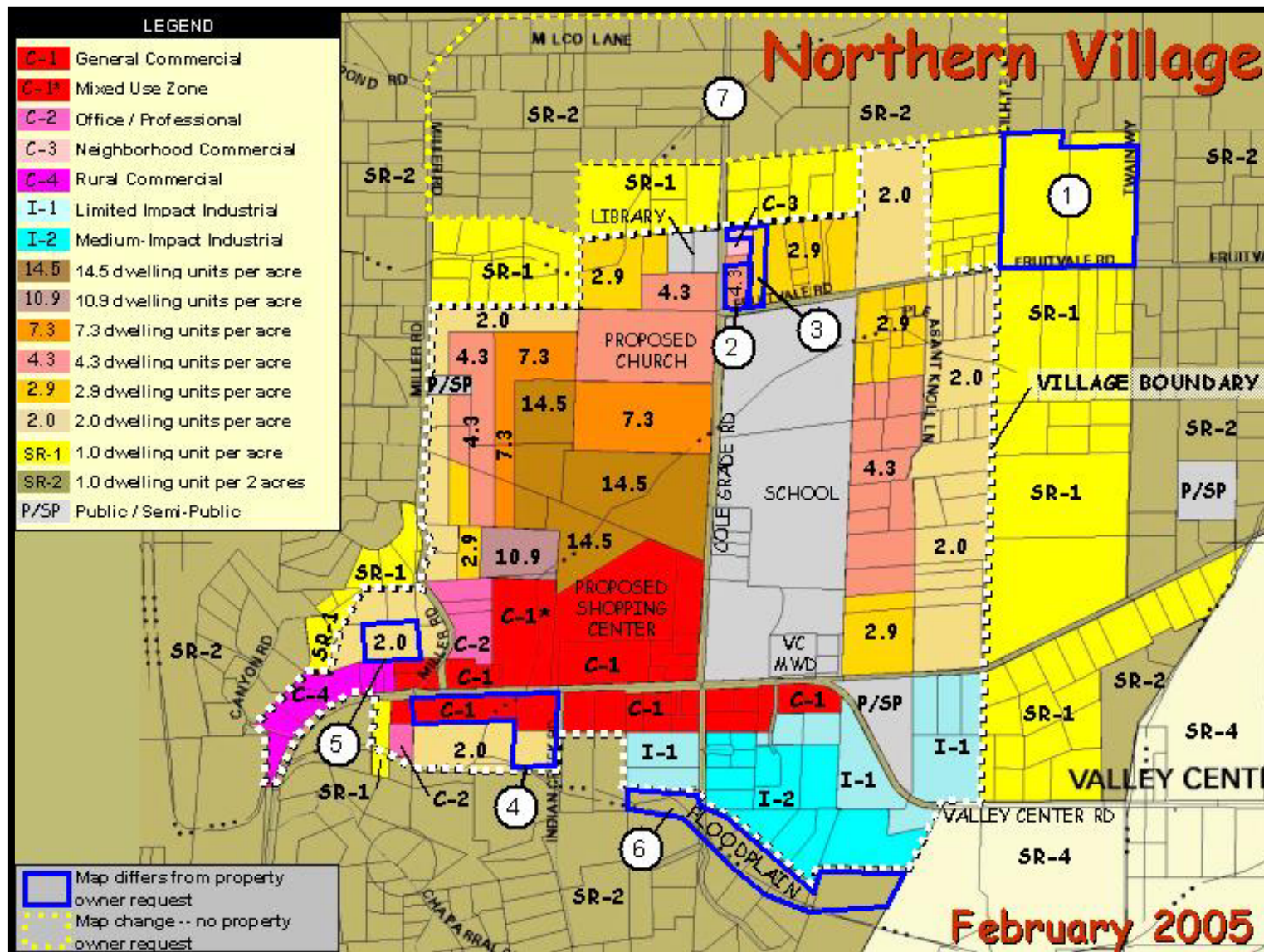


Figure VC-1

Property Owner Requests Inconsistent with Staff Recommendations

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(SR-1) Semi-Rural Residential	(SR-1) Semi-Rural Residential	(VR-2.9) Village Residential (Chipman)	<i>Total Area:</i> 35.46 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Support community endorsed concept for concentrated village, surrounded by semi-rural land uses • Staff supports Planning Group recommendation
2	(VR-4.3) Village Residential	(VR-4.3) Village Residential	(C-3) Neighborhood Commercial (Hedges)	<i>Total Area:</i> 2.18 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Commercial development is concentrated in the village center, less than one mile away • Additional commercial not support by projected need • Staff supports Planning Group recommendation • Town center circulation plan redirects traffic away from site

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(C-3) Neighborhood Commercial/ (VR-2.9) Village Residential	(C-3) Neighborhood Commercial/ (VR-2.9) Village Residential	Change entire parcel to commercial (Hofler)	<p><i>Total Area:</i> 2.7 acres</p> <p><i>Current Use:</i> Veterinary Clinic, Pet Grooming, Residence, Doggie Day Care</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> Recognizes existing legal commercial use on portion of parcel but does not allow further expansion. Residential parcel maintains buffer with surrounding residential uses Does not recognize existing illegal commercial uses Neighborhood commercial designation is located on a major road across the road from the library Additional commercial not support by projected need. Commercial development is concentrated in the village center, less than one mile away Staff supports Planning Group recommendation
4	(C-1) General Commercial (VR-2) Village Residential	(C-1) General Commercial (VR-2) Village Residential	(VR-7.3) Village Residential (Nelson)	<p><i>Total Area:</i> 12.64 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (6) Residential (17) Estate Residential</p>	<ul style="list-style-type: none"> Would apply GP2020 zone that would allow mixed use development to the C-1 portion (density of residential yet to be determined) Portion of area designated Village Residential is within floodplain Staff supports Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
5	(VR-2) Village Residential	(VR-2) Village Residential	(VR-2) Village Residential or higher density so that more affordable housing can be built (Stephens)	<i>Total Area:</i> 4.11 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (3) Residential	<ul style="list-style-type: none"> • Located on fringe of village, compatible with surrounding land uses • Access would improve with construction of road proposed in the concept plan along southern boundary of parcel • Staff supports Planning Group recommendation
6	(SR-2) Semi-Rural Residential	(I-2) Medium Impact Industrial for all affected parcels	(I-2) Medium Impact Industrial (Tinch)	<i>Total Area:</i> Approx. 14 acres <i>Current Use:</i> Aggregate supply company, warehouse storage <i>Existing GP:</i> (15) Limited Impact Industrial	<ul style="list-style-type: none"> • Property is in the floodway/floodplain • Previously, County mistakenly allowed development to occur • Changing designation would make current uses legal, non-conforming — uses could continue indefinitely, but expansion would be precluded

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
7	(SR-2) Semi-Rural Residential	(SR-2) Semi-Rural Residential	No recommendation submitted	<i>Total Area:</i> 271 acres <i>Current Use:</i> Residential/agricultural <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Included to document area of change shown on July 2004 Map • Resulting from the town center planning process reflecting a more concentrated town center, surrounded by semi-rural lands • Staff supports Planning Group recommendation • Consistent with the existing general plan designation

Valley Center Town Center (Southern Village)

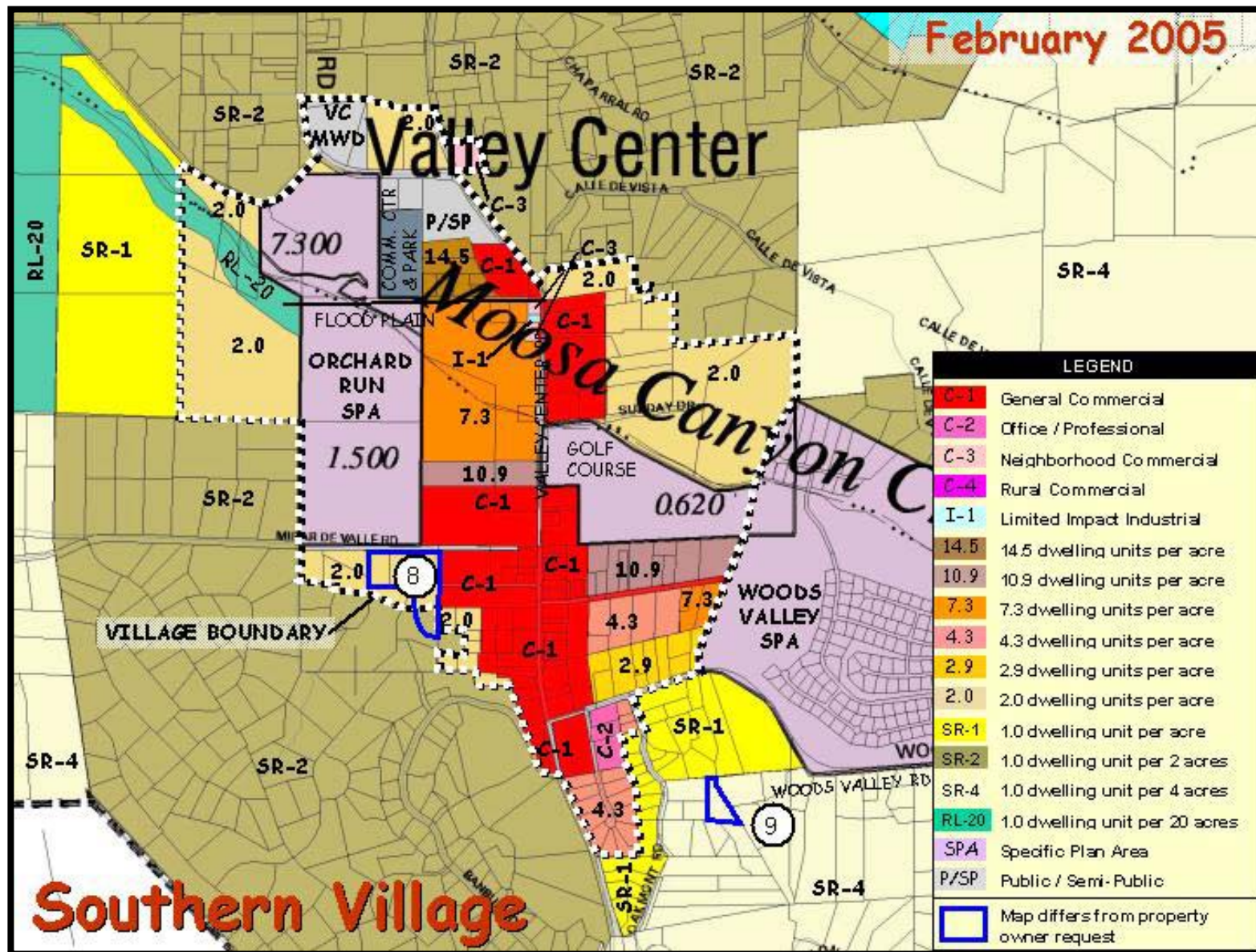


Figure VC-2

Property Owner Requests Inconsistent with Staff Recommendations

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff	CPG/CSG	Owner		
8	(VR-2) Village Residential	(VR-2) Village Residential	(C-1) General Commercial	<i>Total Area:</i> 20.48 acres	<ul style="list-style-type: none"> Projected needs do not support additional commercial Village Residential densities applied in areas without steep slope; Semi-Rural densities retained in other areas Village Residential densities provide a transition between commercial and semi-rural land uses Staff supports Planning Group recommendation
	(SR-2) Semi-Rural Residential	(SR-2) Semi-Rural	(VR-2) Village Residential (Rattray)	<i>Current Use:</i> Undeveloped/Residential <i>Existing GP:</i> (17) Estate Residential	
9	(SR-2) Semi-Rural Residential	(SR-2) Semi-Rural Residential	(SR-1) Semi-Rural Residential (Townsend)	<i>Total Area:</i> 2.26 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> Although adjacent to SR-1 area, three sides of parcel are designated SR-2. Changing density of requested parcel would prompt higher densities in much larger area Consistent with density under existing general plan Staff supports Planning Group recommendation

Staff Recommendations Consistent with Property Owner Requests

Northern Village

Property Owner	Request/ Staff Recommendation	Acreage
Arnold	(SR-2) Semi-rural	7.05
Bose	(I-2) Medium Impact Industrial	2.55
Burditt	(C-4) Rural Commercial	1.37
Donahue	(I-2) Medium Impact Industrial	8.93
Gabriele	(C-4) Rural Commercial	1.59
Geiger	(C-1) General Commercial	1.22
Hiepler	(C-2) Office Professional	2.73
Hinojosa	(C-2) Office Professional	2.71
Jensen	(C-1) General Commercial	9.5
	(I-1) Limited Impact Industrial	
	(I-2) Medium Impact Industrial	
Lee	(C-1) General Commercial	~ 1
Parker	(C-4) Rural Commercial	2.30
Stephens	(C-1) General Commercial	1.22
Stephens	(C-4) Rural Commercial	0.74

Southern Village

Property Owner	Request/ Staff Recommendation	Acreage
Barry	(C-1) General Commercial	5.2
Bernsen	(C-1) General Commercial	5.49
Bohorquez	(C-1) General Commercial	~6
Burditt	(C-1) General Commercial	3.18
Doran	(C-1) General Commercial	1.76
Harmon	(I-1) Limited Impact Industrial	0.25
Houston	(VR-2) Village Residential	~ 1.5
Olson	(C-1) General Commercial	2.62
Pateman	(C-1) General Commercial	0.75
Smith	(C-1) General Commercial	~1
Thomas	(C-1) General Commercial	4.80
VCMWD	(VR-2) Village Residential	32.3
	(SR-2) Semi-Rural	
	Public/Semi-Public	
Woods/Johnson	(C-1) General Commercial	2.26